Beeson Property (KEN 3012)
Kenai River, Alaska

Property Name:	Beeson parcel
Owner:	Stephan & Cheryl Beeson and Earl & Alice Mundell
Acreage:	4.59 acres
Description:	T 5 N, R 10 W, Sec. 18, SM, KN 2012066 Lofsdell Acres Sub. No 5 Tract A3 (KPB parcel # 05764044)
Agency Sponsor:	Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation
Appraised Value:	unknown
Funding Request:	$36,160 ($10,000 purchase price and $26,160 in due diligence funds)

Overview: The owners seek $10,000 from the *Exxon Valdez* Oil Spill Trustee Council to fund the protection of the Beeson parcel, a 4.59-acre surface estate located on the lower Kenai River. The Kenai Peninsula Borough assessed this lot at $103,900 in 2013; however the property owners would sell this property to the Trustee Council at a greatly reduced price. The property owners desire to conserve this undeveloped property in perpetuity, and they request a conservation easement be attached to the property. The property would then be managed by the Alaska Division of Parks and Outdoor Recreation (DPOR).

Since its inception, the Trustee Council's Habitat Protection Program on the Kenai Peninsula, has largely focused on the Kenai River Watershed, the Anchor River, the Ninilchik River and the Homer Spit. The program has provided the council with a unique opportunity to address local needs and concerns by securing parcels that provide important restoration values for those resources and services injured by the *Exxon Valdez* oil spill.

Injured Species in the Kenai River area are dependent on the habitat provided along the river corridor. These habitats are threatened by the diverse uses of the Kenai River, which degrade fish and migratory bird habitat, important wetlands and sources of nutrients essential to the continued health of recovered and recovering Injured Species. In addition, Injured Services, such as recreation is high on the Kenai River and is dependent on the wellbeing of injured fish species. This has been the focus of council's program on the Kenai River.

Property Description and Habitat: The Beeson parcel is located along the lower Kenai River, south of Honeymoon Cove at river mile 13.1. The parcel contains approximately 674 linear feet of river frontage. There are no improvements, and most of the parcel is lowland wetlands. *Wetland Mapping and Classification of the Kenai Lowland, Alaska* (Gracz et al. 2008; www.kenaiwetlands.net/) characterizes the parcel as kettle, discharge slope, and riparian wetlands. These wetlands function as a filter system and nutrient provider for the Kenai River, and support important rearing and overwintering habitat for Dolly Varden, Chinook and coho salmon. The parcel also abuts a small tributary of the Kenai River, which is identified in the Alaska Department of Fish and Game's (ADF&G) *Catalog of Waters Important for the Spawning, Rearing, or Migration of Anadromous Fishes*. The small stream provides rearing habitat for coho and sockeye salmon. The Kenai River and associated bank along the Beeson parcel support spawning habitat for pink and Chinook salmon and Dolly Varden.

Restoration Benefits:
Injured species that benefit from this parce acquisition include pink (recovered), Chinook, coho and sockeye salmon (recovered), Dolly Varden (recovered), Bald Eagles (recovered), Harlequin Ducks (recovering), Barrow's Goldeneyes (recovering), Common Loons (recovered), Cormorants (recovered) and river otter (recovered). Though many of these species are considered recovered, the continued protection of their habitat is essential to maintaining recovery objectives in the Kenai River corridor.

The Beeson parcel contains wetlands and riparian areas important to Injured Species, and acquisition of this parcel will ensure that protection of these valued habitats is in perpetuity. The undeveloped wetlands and riparian lands act as a filter system and nutrient provider for the Kenai River, which is important to migration, rearing and overwintering habitat for fish species such as Dolly Varden, Chinook, coho, and sockeye salmon. The riverbank also supports spawning habitat for pink and Chinook salmon, and Dolly Varden. Continuous and intact riparian habitats are more effective at protecting a diversity of fauna and aquatic ecosystems by providing good water quality, while also supporting the food web of Injured Species.

In addition, Bald Eagles Harlequin Ducks and Barrow's Goldeneyes use the Kenai River as a habitat corridor. These Injured Species use the river's riparian area as a spring and fall migration corridor, for feeding, staging, nesting and rearing broods along the river and its tributaries (mostly further upstream and at Kenai and Skilak lakes.)

Bald Eagles use the river corridor for all life stages and there are documented nesting sites along the entire river corridor. While the Barrow's Goldeneyes use the corridor for nesting in mature trees and use the main channel of the river in the spring and fall for feeding. There is also a documented population of Barrow Goldeneye's that overwinters just below Skilak Lake on the Kenai River. Bald Eagles and river otter frequent the area and utilize the undisturbed habitat on the parcel. In addition, Common Loons and Cormorants have been known to use the Kenai River corridor as a migration route.

Protection of the Beeson property will assist in efforts to restore and maintain healthy numbers of salmon in the Kenai River watershed, which is important for sustaining recreational and commercial fisheries of Cook Inlet. The property is located within the lower 20 miles of the Kenai River; since 1981, approximately 45% of the total annual sport harvest of salmon in the Kenai River has occurred in this section of the river.

In recent years, the Kenai River Chinook salmon fishery has barely met minimum escapement goals and now it is even more imperative to protect Chinook salmon habitat. In addition, as Chinook salmon numbers decline, Injured Services such as recreation and commercial fisheries have become more dependent on other salmon fisheries. Therefore, it is critical to ensure that Kenai River habitat is protected for all salmon species.

The property is contiguous with two parcels located to the south that were acquired by the Trustee Council in 1998 (Carter parcels OSL 1237). With nearly 700 feet of river frontage, the acquisition of the Beeson parcel would complement the Trustee Council actions to protect

important wetland and riparian habitats along the lower Kenai River. Although the Beeson parcel is only 4.59 acres compared to the 27.2 acres contained within the Carter parcels, the extremely low purchase price provides for a very high cost-benefit ratio for habitat protection.

Potential Threats: The current owners have expressed a willingness to sell the property. The owners retain parcels to the east of this property. The development along the Kenai River has been extensive and has resulted in problems with non-point runoff and habitat degradation. The Mental Health Trust owns the subsurface estate. Mineral and residential development potential for the Beeson parcel is unknown; however, road access is only 0.1 miles away, and there are a limited number of properties like this remaining in the lower Kenai River.

Proposed Management: The current owners have indicated a preference that the DPOR manage the parcel, if acquired, subject to a conservation easement to protect the parcel from development in perpetuity and will be recommended for inclusion to the Kenai River Special Management Area.

The Carter parcels to the south, previously acquired by the Trustee Council, are within the Kenai River Special Management Area, managed by the DPOR. ADF&G also has a Management Right Assignment (ADL 228192). DPOR may consider entering into Cooperative Agreements with ADF&G for both the Beeson parcel and the Carter parcels.

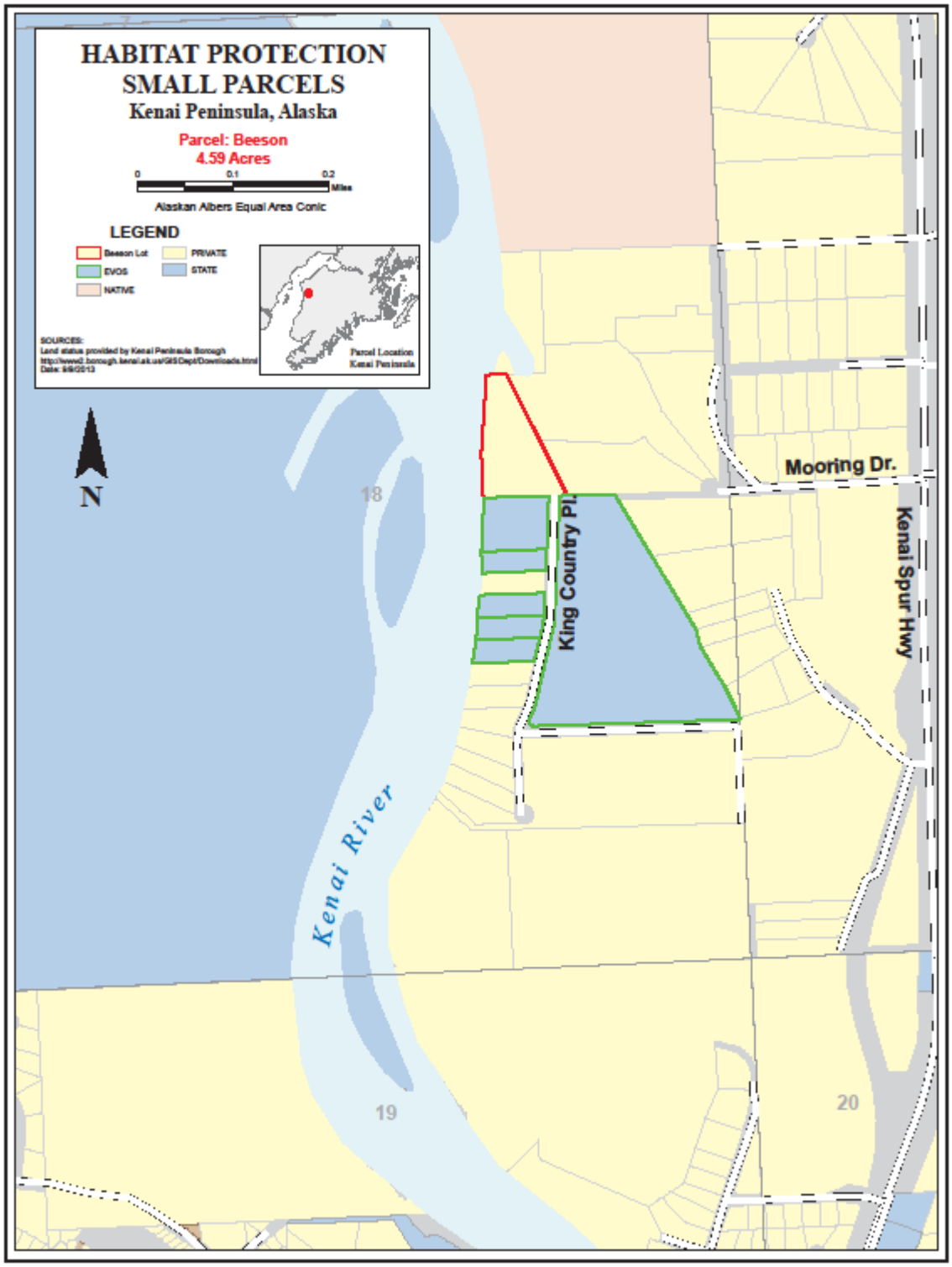
Funding Request: Due Diligence Funding and Conditional-Purchase Authorization Request

Total funding request = $36,160

Due Diligence activities: $24,000 + $2,160 GA (@ 9%) = $26,160
Appraisal and Appraisal Review = $12,000
Hazmat = $10,000
Title Insurance = $2,000

Conditional-Purchase: approval to purchase Beeson parcel at $10,000 if:

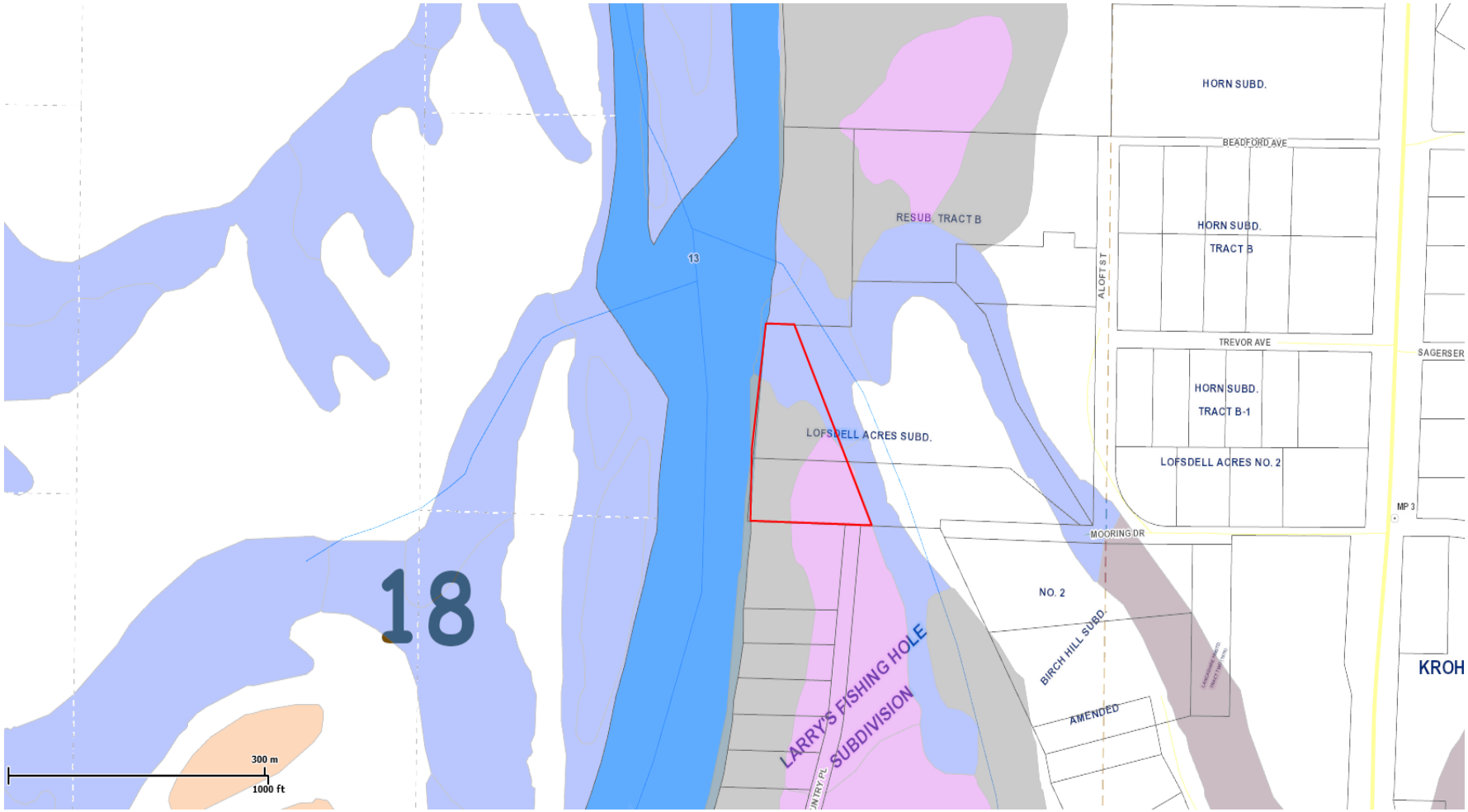
1. Due diligence reports are acceptable to the Departments of Natural Resources (DNR) and Law (DOL); and
2. Provided that the Council's Executive Director, DNR and DOL find that it is in the best interest of the Trustee Council to move forward with acquisition of the parcel.


HABITAT PROTECTION
SMALL PARCELS
Kenai Peninsula, Alaska
Parcel: Beeson
4.59 Acres
0
0.1
0.2
Miles
Alaskan Albers Equal Area Conic
LEGEND
Beeson Lot
PRIVATE
EVOS
STATE
NATIVE
SOURCES:
Land status provided by Kenai Peninsula Borough
http://www2.borough.kenai.ak.us/GISDept/Downloads.html
Date: 9/6/2013
Parcel Location
Kenai Peninsula
N
18
19
20
Kenai River
King Country Pl.
Mooring Dr.
Kenai Spur Hwy

Fri Sep 6 2013 01:59:19 PM

KPB Parcel Viewer

KPB Wetlands Map



KENAI RIVER SPORTFISHING
ASSOCIATION

October 11, 2013

Exxon Valdez Oil Spill Council
c/o Elise Hsieh, Executive Director
4210 University Drive
Anchorage, AK 99508-4626

Dear EVOS Council members;

Kenai River Sportfishing Association (KRSA) supports the nomination of the Beeson property on the Kenai River to EVOS for purchase.

We support the property owners' desire to conserve this land in perpetuity and that it not be developed. Thus we ask for your consideration to accept the proposal that the Exxon Valdez Oil Spill Trust Council purchase this property, that a Conservation Easement be attached, and that the property be placed under the management of the Alaska State Department of Natural Resources.

KRSA supports fishery conservation for Kenai River wetlands and habitat. The Beeson property contains wetlands that we feel are important for the health of salmon habitat.

Thank you for your time and consideration of this request.

Sincerely,

Ricky Gease

KRSA Executive Director
224 Kenai Avenue, Suite 102
Soldotna, AK 99669

ALASKA STATE LEGISLATURE

REPRESENTATIVE KURT OLSON

- Chair: Labor and Commerce
- Vice Chair: Rules
- Member: Resources, Community & Regional Affairs, Economic Development Trade & Tourism, Fisheries, Legislative Budget & Audit

Session: January - April
State Capitol, Room 24
Juneau, AK 99801-1182
Phone: 907-465-2693
Fax: 907-465-3835

Interim: May - December
145 Main Street Loop, Ste. 221
Kenai, AK 99611
Phone: 907-283-2690
Fax: 907-283-2763

Official Business

October 2, 2013

Ms. Elise Hsieh, Executive Director
Exxon Valdez Oil Spill Trustee Council
4210 University Drive
Anchorage, Alaska
99508-4626

RE: Nomination of the Beeson Property

Dear Ms. Hsieh,

I am writing to encourage Exxon Valdez Oil Spill Trustee Council to favorably consider the nomination of the 4.59 acres parcel (KPB Parcel #05764044) jointly owned by the Beeson and Mundell families. This property has some 674 feet of river frontage and is adjacent to other EVOS properties on the Kenai River.

I strongly support the protection and preservation of the property mentioned above.

Sincerely,

Kurt Olson
Representative
District 29

cc: Samantha Carroll

RECEIVED
OCT 17 2013
EXXON VALDEZ OIL SPILL
TRUSTEE Council

Email: rep.kurt.olson@akleg.gov

ALASKA STATE LEGISLATURE

SESSION ADDRESS:
Alaska State Capitol, Rm. 125
Juneau, Alaska 99801-1182
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Fax: (907) 465-4779
Toll Free: (800) 964-5733

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145 Main St. Loop #226
Kenai, AK 99611
Phone: (907) 283-7996

270 W. Pioneer Ave.
Homer, AK 99603
Phone: (907) 235-0690

SENATOR PETER A. MICCICHE

DISTRICT O

Anchor Point
Clam Gulch
Cohoe
Diamond Ridge
Fox River
Fritz Creek
Funny River
Halibut Cove
Happy Valley
Homer
Kachemak City
Kachemak Selo
Kalifornsky
Kasilof
Kenai
Nikolaevsk
Ninilchik
Razdolna
Ridgeway
Seldovia
Soldotna
Voznesenka

October 3, 2013

Exxon Valdez Oil Spill Trustee Council
c/o Executive Director, Elise Hsieh
4210 University Drive
Anchorage, AK 99508-4626

Dear Ms. Hsieh:

I am writing in support of the nomination of Kenai River property jointly owned by my constituents, Steve and Cheryl Beeson, and Earl Mundell, for purchase by the Exxon Valdez Oil Spill Trustee Council. This property of 4.59 acres has 674 feet of frontage on the Kenai River and is located in the Kenai River Special Management Area adjacent on the south end to other Exxon Valdez Oil Spill Trust Council properties managed by the Alaska Department of Natural Resources (DNR). It is also adjacent on the north end to Honeymoon Cove. It is my understanding a nomination for purchase of this parcel was made during spring and that it will be considered by the Council when it meets later this month.

With the protection and preservation of Kenai River wetlands and salmon habitat as their goal, the Beesons and Mr. Mundell wish to conserve this land in perpetuity. They believe the purchase of this land by the Exxon Valdez Oil Spill Trustee Council and management by DNR will achieve this goal.

I appreciate the Beesons and Mr. Mundell bringing this proposal forward and encourage your serious consideration of their request.

Sincerely,

Senator Peter A. Micciche

cc: Samantha Carroll, Large Project Coordinator
Alaska Department of Natural Resources

RECEIVED
OCT 17 2013
EXXON VALDEZ OIL SPILL
TRUSTEE Council

E-Mail: Senator.Peter.Micciche@akleg.gov